

PLANNING AND ZONING BOARD MINUTES FOR ONLINE MEETING HELD WEDNESDAY 4 NOVEMBER 2020, 7:00 PM

The meeting of the Planning and Zoning Board came to order at 7:00p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

Members Present: N. Austin, J. Castignoli, J. Kader, P. Kearney, J. Mortimer, J. Quish, R. Satti, M. Zahariades

Not Present: B. Kaligian, C.S. Moore

Staff: Joe Griffith, DPLU Director, David Sulkis, City Planner; Meg Greene, Rec. Sec'y

C. PUBLIC HEARINGS

HEAR BY JANUARY 8, 2021; CLOSE BY FEBRUARY 12, 2021; VOTE BY APRIL 18, 2021

46 Surf Avenue (Zone R-5) – Petition of Warren Field for Special Permit with Coastal Site Plan Review to construct a single-family dwelling at Map 27, Block 446, Parcel 3, of which Warren Field is the owner.

Attorney Lynch, 63 Cherry Street, addressed the board. He introduced Mr. Field and asked for a display of the elevations. He said a small single-family house is on the lot, with a plan to demolish it and replace it with a 2500 sf colonial style, elevated home with 2 levels of living space, and a 3-car garage under. He said the plan met flood mitigation requirements and was approved by the City Engineer and Inland Wetlands Compliance Officer. He said zoning standards were also met.

Mr. Sulkis's summary was consistent with the presentation, stating that no adverse environmental impacts were expected.

Chairman Quish asked for public comment or board discussion. Hearing none, he closed the hearing and asked for a motion.

Mr. Satti moved to approve as presented the Petition of Warren Field for Special Permit with Coastal Site Plan Review to construct a single family dwelling at Map 27, Block 446, Parcel 3, of which Warren Field is the owner.

Second: Mr. Castignoli seconded.

Discussion: None.

Vote: Motion carried unanimously.

D. OLD BUSINESS – None

E. NEW BUSINESS – None

F. LIAISON REPORTS– None

G. SUBCOMMITTEE REPORTS

Chairman Quish said the Regulations Subcommittee recommended the circulation of proposed **amendment #20-2 Article VII Planning and Zoning Board, Section 7.2.10-Amendments**. He asked for a vote. **Mr. Sulkis** said the proposed change establishes an administrative method for *de minimis* changes to an approved plan without presentation to the board, allowing the City Planner and Board Chair to approve the change. **Chairman Quish** described the process for regional and other stakeholder review.

Mr. Mortimer moved to approve that the proposed amendment known as **#20-2 Article VII Planning and Zoning Board, Section 7.2.10 Amendments** be circulated for review in anticipation of a future public hearing.

Second: Ms. Kearney seconded.

Discussion: None.

Vote: Motion carried unanimously.

H. APPROVAL OF MINUTES—10/6/2020 minutes were approved unanimously.

I. CHAIR'S REPORT - Chairman Quish welcomed **Mr. Zaharides** to the board. He noted that both the POCD and the Regulation Subcommittees met on 10.20.2020.

J. STAFF REPORT - None.

K. ADJOURNMENT was at 7:17.

Attest:

M.E. Greene

New Business, not on the Agenda, may be brought up by a 2/3's vote of those Members present and voting.

ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, (203) 783-3230, FIVE DAYS PRIOR TO THE MEETING, IF POSSIBLE.